

**BOARD OF ADJUSTMENT
LEXINGTON, NEBRASKA
October 14, 2014**

A Meeting of the Board of Adjustment of the City of Lexington was held Tuesday, October 14, 2014, at 8:00 a.m. in the Council Chambers at City Hall, 406 East 7th Street, Lexington, Nebraska. Board of Adjustment members present were Michael Maguire, Curt Bennett, Deb Stuchlik, Leo Gonzalez and Alternate Rod Zeigler. Member John Knapple was absent. City Officials present were Development Services Director Bill Brecks, Chief Building Inspector Mark Yung, Code Inspectors Jesus Naputi and Nick Hoendervoogt, Assistant City Manager Dennis Burnside, and Secretary Pamela Baruth. Dominguez Ramirez was also in attendance.

CALL TO ORDER: The meeting was called to order by Chairman Maguire at 8:00 a.m. Maguire informed the public that the Open Meetings Act is posted in the Meeting Room at City Hall, located at 406 East 7th Street, Lexington, NE.

MINUTES: Minutes from the Regular Meeting held Wednesday, July 8, 2014, were presented for the Board's consideration. Moved by Bennett, seconded by Ziegler, to approve the minutes as presented. Roll call. Voting "aye" were Stuchlik, Gonzalez, Ziegler, Bennett, Maguire. Motion carried.

APPLICATION FOR APPEAL: An Application for Appeal submitted by owner Celso Torres of a demolition order for property located at 501 West Walnut, Units B and E, was presented for Board consideration. Yung reviewed the case history and subsequent demolition order for each mobile home, noting code violations throughout the structures. Violations were noted on doors and windows, electrical panel and wiring, construction, security and safety. Dominguez Ramirez, property manager/representative, with the assistance of Jesse Naputi translating, explained that some repairs have been completed and noted plans for additional repairs in both units. He estimated repairs would be \$2500 to \$3000 for each unit. Yung stated that this estimate is low and does not take into consideration the electric, plumbing and window upgrades needed to bring the units into minimum code compliance. An estimated value of unit is \$1500 salvage, according to Dawson County Assessor records. Gonzalez and Ziegler commented that the units are past repairable and feel the owner would be ahead by complying with the demolition order on each unit and replace them with newer mobile homes. Following discussion, moved by Zeigler, seconded by Bennett, to uphold the demolition order as issued. Roll call. Voting "aye" were Gonzalez, Stuchlik, Bennett, Zeigler, Maguire. Motion carried.

ADJOURNMENT: There being no further business to come before the Lexington Board of Adjustment, Chairman Maguire declared the meeting adjourned.

Pamela Baruth
Secretary